

**Planning Commissioner's Written Comments
October 14, 2014**

Grandin Trace (Z1300035)

Mr. Buzby	I vote to approve this request. However, I believe the concern raised by Mr. George Brine on behalf of his neighbors has merit. Mr. Brine has raised consideration of a left-turn lane on Grandale Drive (onto Barbee Rd), which is a reasonable request, in my opinion. I hope the City Council takes this request into consideration.
Ms. Davis	Based on staff approval I move approval.
Mr. Gibbs	Approve this project. To mitigate excess traffic any improvements to road/intersections can only enhance quality of living in the various adjoining neighborhoods.
Mr. Harris	Voted to approve.
Ms. Hyman	Extensive analysis by staff supports the requested change, which is in line with the Comprehensive Plan. The developer was unaware of the need for a proposed turn lane requested by a private citizen. The proposed request seems unnecessary based on DOT standards and will need to be addressed at another level and time.
Mr. Miller	I was disappointed that the developer would not undertake to make some improvement of the intersection of Grandin and Barbee. I was surprised to learn a few days before the hearing that TIA performed in connection with another recent zoning case in the area stated that the intersection performed at LOS F in the P.m. peak. That case was involved the potential construction of a great many more units than will be built at Grandin Trace and was turned down by the council. The incremental impact of this project will be small in comparison, but I am afraid that problems at that intersection will teach Grandin Trace homeowners to use residential streets for commuting as a means of avoiding the Grandin/Barbee intersection. I voted for the rezoning because the density sought by the developer is consistent with the densities identified in the comprehensive plan and because the project seemed to be consistent with other single family developments nearby.
Mr. Padgett	Good Project for area!

Ms. Winders

Improvements are badly needed to the Grandale/Barbee intersection, but this development does not include land needed to create a left turn lane.